



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-26-17

Property Address: 507 Chamberlain Street

Property Owner: Chamberlain Group, LLC

Project Contact: Michael Birch

Nature of Case: A request for both a 3.5' height variance to the maximum height standards as well as a 5.07' variance from the front yard setback set forth in Section 5.4.3.F.12.f. of the Unified Development Ordinance for the Oberlin Village Neighborhood Conservation Overlay District to permit a detached house that results in a 28.5' tall detached house with a 24' front yard setback on a .15 acre parcel zoned Residential-10, Neighborhood Conservation Overlay District and Special Residential Parking Overlay District located at 507 Chamberlain Street.



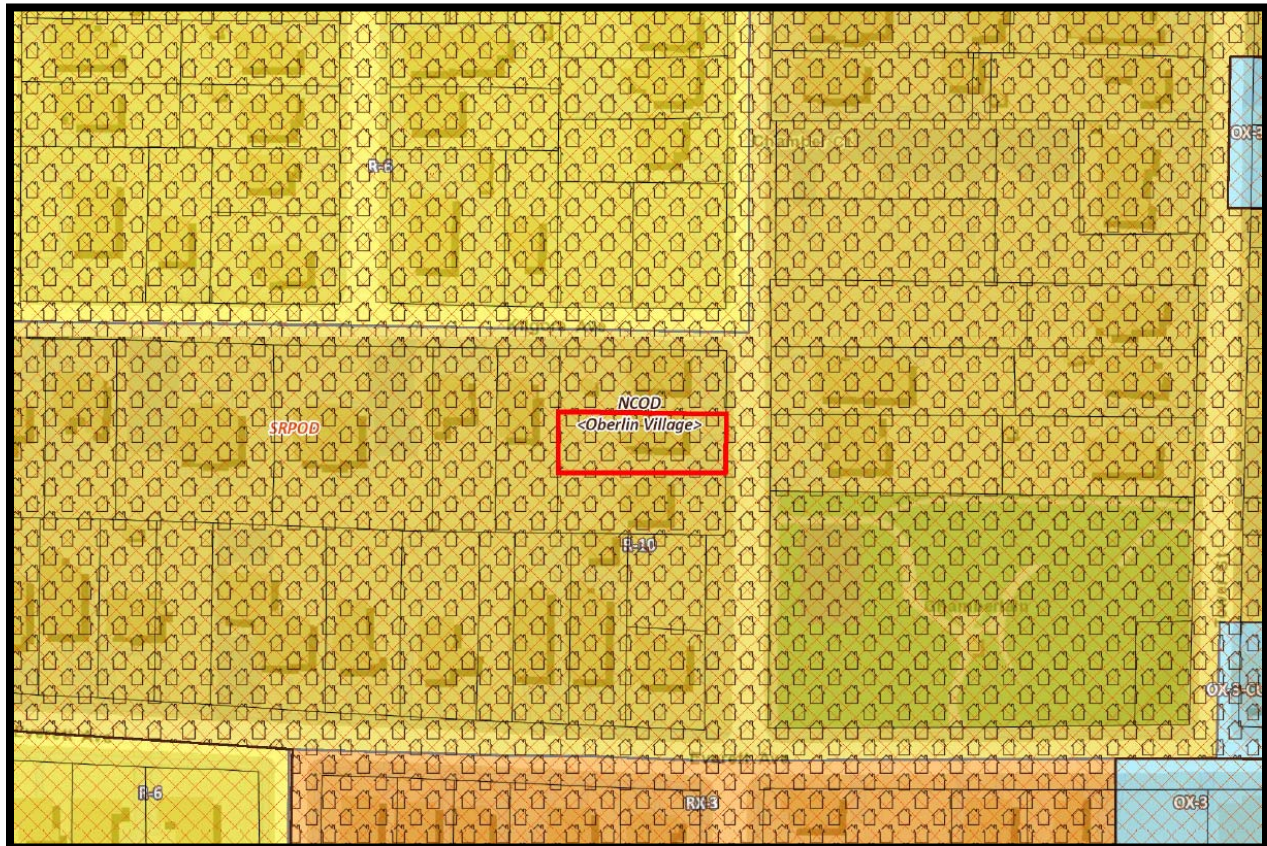
507 Chamberlain Street – Location Map

To BOA: 2-13-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING

DISTRICTS: Residential-10, Neighborhood Conservation Overlay District (Oberlin Village) and Special Residential Parking Overlay District



507 Chamberlain Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-10 and Neighborhood Conservation Overlay District

**Residential-10
Lot Dimensions**

Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60'

Yard Type	Minimum Setback
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

Oberlin Village NCOD

Minimum lot size: 5,000 Square feet

Maximum lot size: 12,500 Square feet

Minimum lot width: 50 feet

Front yard setback: Within 10% of the median front yard setback established by buildings on the same side of the block face of the proposed building.

Building entrance: All buildings shall have a minimum of 1 entrance facing the public street.

Maximum building height: 25 feet and 2 stories.

Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): See attached Exhibit A.	Transaction Number A-25-17 A-26-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

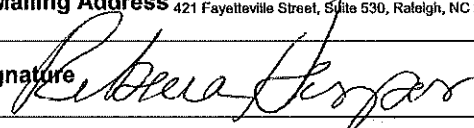
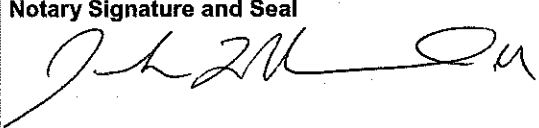
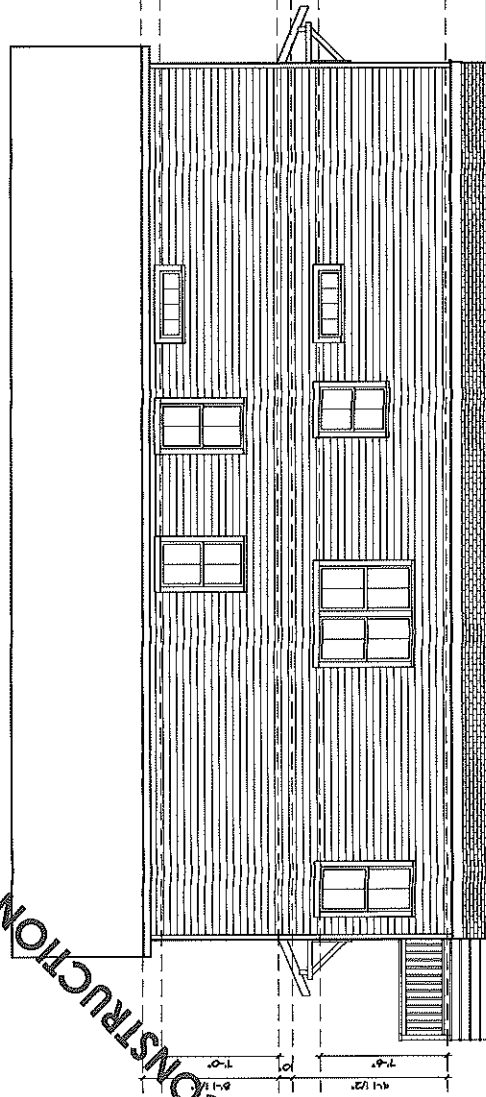
GENERAL INFORMATION		
Property Address 505 and 507 Chamberlain Street	Date	
Property PIN 0794-93-1485 and 0794-93-1591	Current Zoning R-10 w/NCOD (Oberlin Village)	
Nearest Intersection Chamberlain Street and Kilgore Avenue	Property size (in acres) .15 ac and .15 ac	
Property Owner Chamberlain Group, LLC	Phone 919.604.1700	Fax
Owner's Mailing Address 1841 Stonebanks Loop, Cary, NC 27518	Email becky@beckyharper.com	
Project Contact Person Michael Birch, Morningstar Law Group	Phone 919.590.0388	Fax
Contact Person's Mailing Address 421 Fayetteville Street, Suite 530, Raleigh, NC 27601	Email mbirch@morningstarlawgroup.com	
Property Owner Signature 	Email becky@beckyharper.com	
Notary Sworn and subscribed before me this <u>13</u> day of <u>January</u> , 20 <u>17</u>	Notary Signature and Seal  <div style="border: 1px solid black; padding: 5px; text-align: center;">JOSEPH L HANCOCK JR Notary Public Wake Co., North Carolina My Commission Expires April 15, 2019</div>	

Exhibit A

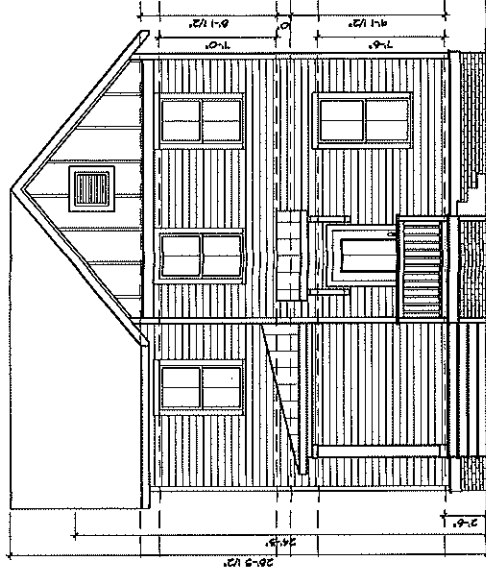
Property owner is requesting the following variances:

1. A variance to UDO sections 5.4.3.F.12.f. (as amended by TC-10-16) and 1.5.7.A.1. to permit a two-story structure on each parcel, measuring approximately 28 feet, 6 inches as measured to the top of the pitched roof, and measuring approximately 24 feet, 5 inches as measured to the mid-point of the pitched roof, as shown on the attached elevation.
2. A variance to UDO section 5.4.3.F.12.d. to permit a structure on each parcel with a setback range of 24 feet and 26 feet, as shown on the attached layout.

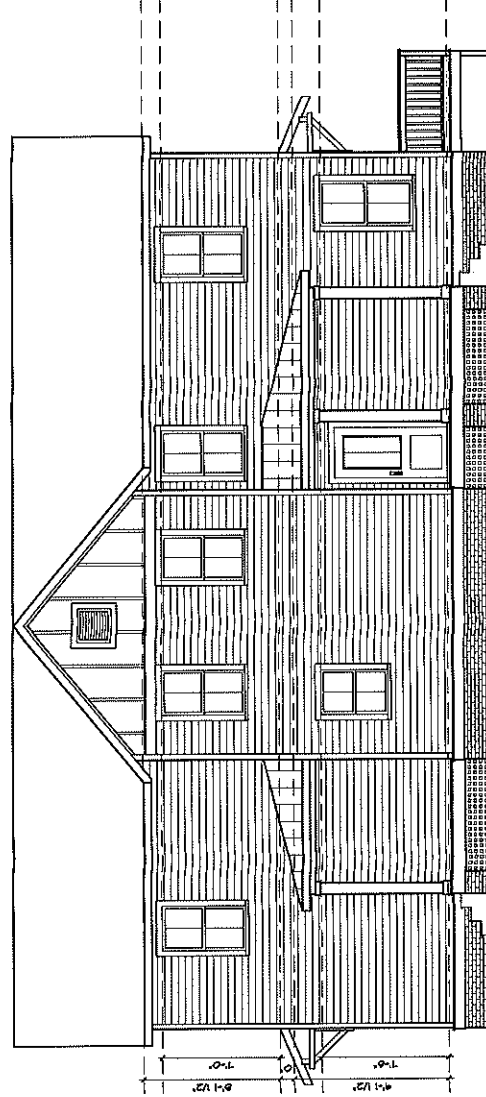
NOT FOR CONSTRUCTION



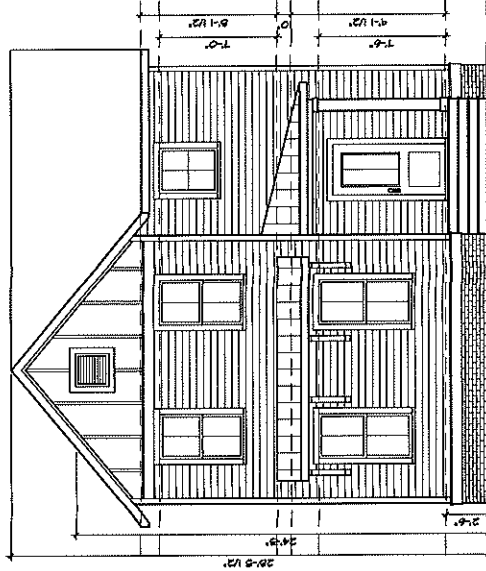
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

PRICING SET FOR:		507 Chamberlain Street	
ELEVATIONS	NOT TO SCALE	DATE: 01/12/2017	

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919-684-3600 • www.tightlinesdesigns.com

N05°10'00"E 50.00'

LOT 2
6,719 SF
0.154 AC

ADO
BOOK OF

N/F
CHAMBERLAIN GROUP LLC
PIN: 0794-93-1485
SINGLE FAMILY RESIDENTIAL

SM
SMIT
PIN:
SINGLE

ONE STORY
BRICK & FRAME

COVERED
PORCH

N84°50'00"W

S84°50'00"E

12.0'

12.0'

CONCRETE DRIVEWAY

505

507

APPROX.

LOCATION
EX.CO

EX.WM

COULD RELOCATE TH
METER FOR BETTER
DRIVEWAY ALIGNMEN

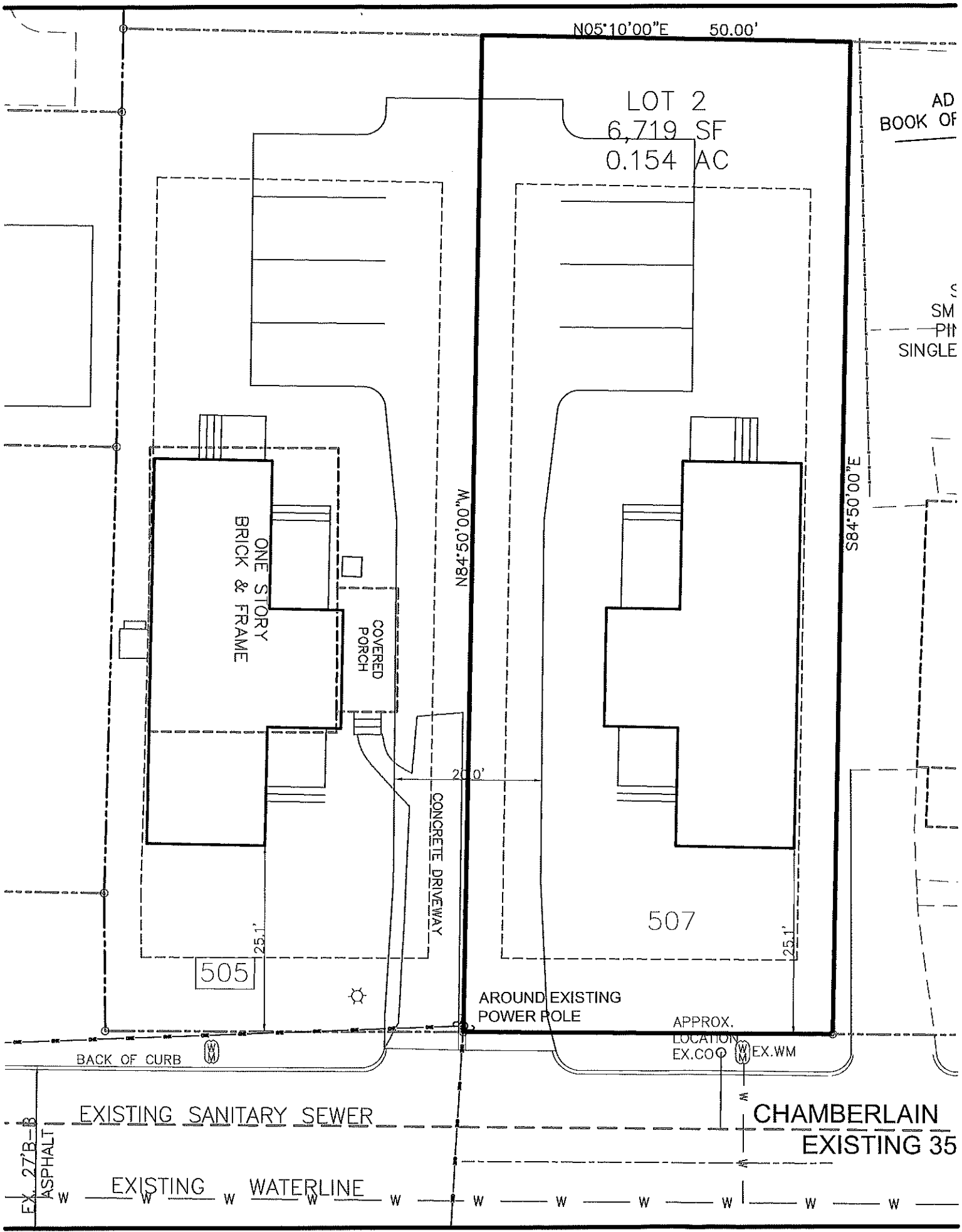
BACK OF CURB

EXISTING SANITARY SEWER

EXISTING WATERLINE

CHAMBERLAIN
EXISTING 35'

EX. 27'B-B
ASPHALT



N05°10'00"E 50.00'

LOT 2
6,719 SF
0.154 AC

AD
BOOK OF

SM
PH
SINGLE

S84°50'00"E

N84°50'00"W

ONE STORY
BRICK & FRAME

COVERED
PORCH

CONCRETE DRIVEWAY

507

505

AROUND EXISTING
POWER POLE

APPROX.
LOCATION
EX.COOP EX.WM

BACK OF CURB

EXISTING SANITARY SEWER

CHAMBERLAIN
EXISTING 35

EXISTING WATERLINE

EX. 27'B-B
ASPHALT

HUNTLEY, VIRGINIA R
2705 BEDFORD AVE
RALEIGH NC 27607-7113

LEONARD, JERRY
1907 PARK DR
RALEIGH NC 27605-1614

LEONARD, JERRY
1907 PARK DR
RALEIGH NC 27605-1614

THARRINGTON, SHARON P
2317 RIDGE RD
RALEIGH NC 27612-5112

SERXNER, JONATHAN C
2412 KILGORE AVE
RALEIGH NC 27607-7336

VIRDY, MACMOHANA VIRDY,
HEATHER
2404 1/2 EVERETT AVE
RALEIGH NC 27607-7218

DUNNE, MICHAEL C DUNNE,
CAROLYN W
2404 EVERETT AVE
RALEIGH NC 27607-7218

CHAMBERLAIN GROUP LLC
1841 STONEBANKS LOOP
CARY NC 27518-5330

SIMMONS, BRIAN R SIMMONS,
ELIZABETH E
2403 KILGORE AVE
RALEIGH NC 27607-7335

CHAMBERLAIN GROUP LLC
1841 STONEBANKS LOOP
CARY NC 27518-5330

WILLIAMS, ELLA E
116 RIDGEVIEW RD
POUGHKEEPSIE NY 12603-4264

WALLER, DOUGLAS C WALLER,
JUDITH B
2404 KILGORE AVE
RALEIGH NC 27607-7336

PEARCE, WYNN M
3521 MORNINGSIDE DR
RALEIGH NC 27607-3024

CHAMBERLAIN GROUP LLC
1841 STONEBANKS LOOP
CARY NC 27518-5330

SMITH, GISELA E SMITH,
SAMANTHA A
116 WASHINGTON PL
ROCKY MOUNT NC 27801-3521

SHAW, GEORGE B SHAW, CARA A
2400 KILGORE AVE
RALEIGH NC 27607-7336

DUPREE, JOHN THOMAS
LANGELIER, KATE ELIZABETH
244 MEADOW BEAUTY DR
APEX NC 27539-7622

THROCKMORTON, ROMIE K
THROCKMORTON, KAREN
602 CHAMBERLAIN ST
RALEIGH NC 27607-7374

RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

WARD, MICHAEL A WARD, SUSAN B
11229 PADDY HOLLOW LN
RALEIGH NC 27614-7527